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Summary for the State of Western Australia

RELATING TO

DWELLINGS.

(Subject to Revision.)

Prepared under instructions from the Minister
of State for Home and Territories

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CENSUS OF THE COMMONWEALTH OF AUSTRALIA, 4th APRIL, 1921.

THE STATE OF WESTERN AUSTRALIA.

DWELLINGS.

SECTION 1.—INTRODUCTION.

1. General.—This bulletin presents in tabular form the summarized results relating to Dwellings for the State of Western Australia, and for the Metropolitan, Urban Provincial, and Rural Divisions thereof. The subjects referred to in the tables are dealt with in the following order:—(1) Summary of Population and Dwellings; (2) Nature of Occupied Dwellings (private houses, etc.); (3) Materials of which Outer Walls are composed; (4) Material of which Roof is composed; (5) Private Dwellings classified according to the number of Rooms; (6) Mode of Occupancy (owner, tenant, etc.); (7) Weekly Rental Value of Private Dwellings occupied by Tenants; (8) Private Houses, Tenements, and Flats classified according to the Number of Inmates.

2. Metropolitan Area.—Throughout the following observations comparisons will be made between results from the Census of 1911, and from the Census of 1921, relating to the "Metropolitan Area," and, in this connexion, it must be pointed out that the area included under the designation, "Metropolitan Area," is not exactly identical in both instances. The number of dwellings affected, however, is relatively so small that the comparisons quoted may be accepted as valid.

3. Private Dwellings.—All the tables after Table 2 refer to occupied *private* dwellings only.

SECTION 2.—POPULATION AND DWELLINGS (Table 1).

1. General Summary.—From the summary of results given in Table 1, it may be ascertained that, during the interval between the Census of 1911 and that of 1921, the population of Western Australia increased by 17.94 per cent., and the total occupied dwellings, including hotels, boarding-houses, gaols, hospitals, and any structure used for the purpose of shelter as a dwelling, but excluding wagons and camps, increased by 6.94 per cent., so that the number of persons per occupied dwelling was more in 1921 than in 1911. The increase of 6.94 per cent. in the number of occupied dwellings in the State as a whole was the net result of an increase of 43.59 per cent.—from 21,897 in 1911 to 31,441 in 1921—in the Metropolitan Area, and a decrease, due to the decline of the mining industry, of 10.17 per cent.—from 42,109 to 46,878—outside that area. The average number of persons per occupied dwelling at the Census of 1921 was 4.52, as compared with the average of 4.10 in 1911. For social and economic purposes a better result is obtained by excluding boarding-houses, hotels, gaols, hospitals, and similar establishments, which though necessarily treated as dwellings do not represent the condition of the family, which is the normal social unit. In the following more detailed observations relative to housing accommodation consideration will be restricted to private dwellings.

2. Unoccupied Dwellings.—The number of unoccupied dwellings in Western Australia on the 4th April, 1921, was 3,274, or 4.26 per cent. of all existing dwellings. On a similar basis, the proportion of unoccupied dwellings in the Metropolitan Area was 2.99 per cent.; in the Urban Provincial Areas 5.34 per cent.; and in the Rural Areas 5.14 per cent. Of the 3,274 unoccupied dwellings, 970, or 29.63 per cent., were in the Metropolitan Area; 520, or 15.88 per cent., were in the Urban Provincial Centres; and 1,784, or 54.49 per cent., were in the Rural Areas. Dwellings which were temporarily unoccupied on the night of the Census are included in the foregoing figures, though they were not necessarily "to let."

3. Dwellings being Built.—The number of dwellings returned as in course of construction represented an addition of 4 to every 1,000 dwellings in existence in the State on the 4th April, 1921. The similar increments in the various divisions of the State were:—Metropolitan, 6; Urban Provincial, 3; and Rural, 2.

4. Tenements and Flats.—It might be well to mention here that any room or suite of rooms occupied as a tenement or flat has been considered as a distinct dwelling in conformity with the *Census and Statistics Act 1905-20*, which provides that—"Where a building is let, sublet, or held in different apartments and occupied by different persons or families, each part so let or sublet, or held and used for the purpose of human habitation, shall be deemed a dwelling." (Sect. 10, sub-sect. (2)).

SECTION 3.—NATURE OF OCCUPIED DWELLINGS (Table 2).

1. Private Houses, Tenements and Flats, Boarding-houses, etc.—Of the structures recorded as dwellings at the Census of the 4th April, 1921, private houses numbered 68,998, and tenements or flats numbered 1,187; taken together these represent 95.42 per cent. of all dwellings. The most striking disclosure from the analysis of dwellings according to their nature is the extension of the use of the tenement or flat, and of the boarding-house, lodging-house, or coffee palace as a place of residence. The figures not only confirm what has been a subject of general observation for some time past, but they provide authentic data by which the extent of the movement can be measured. Thus, during the ten years between the Censuses of 1911 and 1921, the number of private houses increased by 4.23 per cent.—from 66,199 to 68,998—while the tenements and flats increased by 235 per cent.—from 354 to 1,187, and the number

of boarding-houses, etc., increased by 76 per cent.*—from 1,041 to 1,831. Of the 1,187 tenements and flats in Western Australia at the 1921 Census, 543, or 45.75 per cent., were in the Metropolitan Area; 208, or 17.52 per cent., were in the Urban Provincial Areas; and 436, or 36.73 per cent., were in the Rural Districts; and of the 1,831 boarding-houses, 1,245, or 68.00 per cent., were in the Metropolitan Area; 248, or 13.54 per cent., were in the Urban Provincial Areas; and 338, or 18.46 per cent., were in the Rural Districts.

2. Hotels.—The number of hotels in Western Australia declined during the intercensal period by 87, or 11.89 per cent.—from 732 in 1911 to 645 in 1921.

SECTION 4.—MATERIAL OF OUTER WALLS (Table 3).

1. Wood.—When all the occupied private dwellings in Western Australia are classified according to the material of their outer walls the most numerous are those with walls of wood. At the Census of 1921 the private dwellings with wooden walls numbered 28,897, or 41.35 per cent. of all private dwellings for which particulars regarding walls were specified, as against 20,611, or 31.17 per cent. of the total in 1911, having increased in the interval by 40.20 per cent. In 1921 these wooden houses were distributed throughout the three divisions of the State as follows:—Metropolitan Area, 10,567, or 36.57 per cent. of the total in the State; Urban Provincial Areas, 4,202, or 14.54 per cent.; Rural Areas, 14,128, or 48.89 per cent.

2. Brick.—In the Metropolitan Area brick houses are the most numerous, and for the State as a whole they take second place. In 1921 the brick houses in Western Australia numbered 20,516, or 29.36 per cent. of all private dwellings, having increased by 38.12 per cent.—from 14,854, or 22.46 per cent. of the total in 1911. Of the brick houses in Western Australia in 1921, 16,253, or 79.22 per cent. were in the Metropolitan Area; 1,923, or 9.37 per cent., were in the Urban Provincial Areas; and 2,340, or 11.41 per cent. were in the Rural Areas.

3. Iron.—Third in order of numbers in 1921 were dwellings with iron walls, though in the interval between 1911 and 1921 they had diminished by 11.95 per cent.—from 10,109, or 15.29 per cent. of all private dwellings, to 8,901, or 12.74 per cent. of the total. Of this latter number, 69.40 per cent. were in the Rural Districts, 21.85 per cent. were in the Urban Provincial Districts, and 8.75 per cent. in the Metropolitan Area. The largest aggregations of iron dwellings were in the mining districts of Boulder and Kalgoorlie, and the shrinkage in their numbers conforms to the decline of the gold-mining industry.

4. Calico, Canvas, Hessian, etc.—The number of private dwellings with walls of textile materials in Western Australia in 1921 was little more than one-third of the number in 1911, the principal reason being, no doubt, the decline in the gold-mining industry. In 1911 there were 14,216 of these dwellings, but by 1921 there were only 5,074, of which 4,927, or 97.10 per cent. were in the Rural Areas; the largest aggregations being in the districts of Kalgoorlie and Coolgardie.

5. Stone.—The number of stone houses has declined during the intercensal decade from 4,063, or 6.14 per cent. of all specified dwellings, to 4,027, or 5.76 per cent. Of these dwellings, 46.36 were in the Metropolitan Area, 10.53 per cent. were in the Urban Provincial Areas, and 43.11 per cent. in the Rural Areas.

6. Other Materials.—Though the remaining dwellings are numerically unimportant, representing only 3.53 per cent. of the total specified, they may be of interest as indicating the tendency to the use of materials, other than those already mentioned, for house construction. *Sun-dried Bricks.*—The number of dwellings with walls of sun-dried bricks increased by nearly 10 per cent.—from 1,530 in 1911 to 1,678 in 1921. The largest aggregations of these dwellings are in the south-western part of the State. *Concrete.*—The number of dwellings with concrete walls increased by 76 per cent.—from 84 to 148. *Fibro-cement.*—The Census of 1911 showed no dwellings of fibro-cement, whereas at the Census of 1921 there were 137 of these dwellings returned, of which 104 were in the Rural Areas, and 31 were in the Metropolitan Area. *Lath and Plaster.*—The number of dwellings with outer walls of lath and plaster increased from 86 in 1911 to 117 in 1921. *Pisé.*—The number of pisé dwellings increased by 371 per cent.—from 17 in 1911 to 80 in 1921.

SECTION 5.—MATERIAL OF ROOF (Table 4).

1. General.—The results given in Table 4 show that of all private dwellings in Western Australia for which particulars were stated regarding the material of which the roof was composed, 63,246, or 90.52 per cent., were roofed with iron; 3,377, or 4.83 per cent., were covered with textile material; 1,773, or 2.54 per cent., with tiles; and 1.36 per cent. with wood. In the Metropolitan Area iron covered 93.15 per cent. and tiles 5.64 per cent., while wood covered only 7.7 per 1,000 dwellings for which particulars were specified. Information on this subject was not collected at the Census of 1911.

SECTION 6.—OCCUPIED PRIVATE HOUSES, TENEMENTS, AND FLATS ACCORDING TO NUMBER OF ROOMS (Table 5).

1. Average Number of Rooms per Dwelling.—For all occupied private dwellings throughout Western Australia the average number of rooms has increased from 3.67 at the Census of 1911 to 4.22 rooms per dwelling at the Census of 1921. This very substantial increase in the average number of rooms per dwelling is due in a great measure to the smaller number of dwellings of a primitive nature on the mining fields in 1921 as compared with 1911. This change has been referred to already in Section 4 in connexion with the number of dwellings with walls of iron and of calico and other textile materials. In the Metropolitan Area the average number of rooms per dwelling fell during the same time from 4.71 to 4.67, whereas outside that area the average number of rooms per dwelling increased from 3.19 to 3.88. The probable explanation of the smaller average number of rooms per dwelling in the Metropolitan Area is the construction of suites of flats containing comparatively few rooms, the conversion of a number of the larger private houses into flats and tenements—so increasing the number of dwellings without increasing

* This increase is partially due to more precise classification of boarding-houses at the later Census.

the number of rooms—and the conversion of other large houses into boarding-houses, and so eliminating them from the category of private houses. (See Table 2.) The effect of these transformations, as shown by the decrease in the number of larger houses, is a striking feature of Table 5. In the extra-Metropolitan Area the number of small dwellings of from 1 to 3 rooms fell during the intercensal period by 43.62 per cent. and the large houses of 8 rooms and over decreased by 5.79 per cent. On the other hand, the number of dwellings with 5 rooms increased by nearly 52 per cent.; the combined result of these changes being the increase in the average number of rooms per dwelling from 3.19 to 3.88.

2. Dwellings of 1, 2, and 3 Rooms.—**1 Room.**—The number of dwellings of 1 room in the Metropolitan Area fell by 23.45 per cent.—from 469 in 1911 to 359 in 1921; in the extra-Metropolitan Area they fell by 57.04 per cent.—from 13,424 to 5,767; so that for the State as a whole the number of these dwellings fell by 55.91 per cent.—from 13,893 to 6,126. **2 Rooms.**—In the Metropolitan Area the number of dwellings consisting of 2 rooms increased by 69, or 8.16 per cent., but in the remainder of the State their number declined by 41.46 per cent.—from 5,572 to 3,262; the result for the State as a whole being a decline in the number of 2-roomed dwellings of 2,241, or 34.92 per cent. **3 Rooms.**—The number of dwellings consisting of 3 rooms increased in the Metropolitan Area from 2,677 to 3,189, or by 19.13 per cent., whereas outside that area they were fewer by 778, or 13.80 per cent. **1, 2, and 3 Rooms.**—Taken together, the dwellings of 3 rooms or less represented 43.20 per cent. of all occupied private dwellings in Western Australia in 1911. Outside the Metropolitan Area the proportion of these dwellings to the total was as high as 54.42 per cent. The high proportion of these small dwellings in 1911 was, of course, due to the large number of persons living under primitive housing conditions on the mining fields. By 1921 the number of these small dwellings in the State had declined by 10,274, or by 35.89 per cent.—from 28,627 to 18,353, or 26.49 per cent. of the total.

3. Dwellings containing 4, 5, and 6 Rooms.—The diminished numbers of very small dwellings, and also of larger ones, indicates a closer concentration of numbers towards the centre of gravity, which has already been shown to lie between the 4 and 5-roomed dwelling. In Western Australia the number of dwellings containing 4, 5, and 6 rooms increased during the intercensal decade by 13,171, or 39.97 per cent.—from 32,956 to 46,127; in the Metropolitan Area the number of dwellings in these groups increased by 55.79 per cent.—from 14,620 to 22,776. The greatest increase both numerically and relatively was in the 5-roomed group, which increased by 64.03 per cent. in the State as a whole, and by 76.12 per cent. in the Metropolitan Area. The number of dwellings in the three groups containing 4 to 6 rooms represented 66.57 per cent. of all occupied private dwellings in Western Australia in 1921, as against 49.74 per cent. in 1911, and 73.57 per cent. of all rooms in such dwellings in 1921, as against 62.82 per cent. in 1911. In the Metropolitan Area these groups represented 76.68 per cent. of all occupied private dwellings, and 77.51 per cent. of rooms in 1921, as against 69.62 per cent. of dwellings, and 69.92 per cent. of rooms in 1911.

4. Dwellings of 8 Rooms and over—The Whole State.—Assuming an equal distribution of those dwellings for which the number of rooms was not specified, there were in Western Australia at the Census of 1911, 2,474 dwellings of 8 rooms or over containing an aggregate of 23,300 rooms; by the 4th April, 1921, the number of dwellings within the same groups had declined to 2,218, containing 20,570 rooms. Thus, while the number of these dwellings declined by 10.35 per cent., the number of rooms contained therein declined by 11.74 per cent., the average number of rooms in the dwellings of 8 rooms and upwards still remaining, having fallen from 9.42 to 9.27. Otherwise expressed, in 1911 the number of occupied private dwellings containing 8 rooms and upwards represented 3.72 per cent. of all occupied private dwellings, and they contained 9.54 per cent. of rooms in occupied private dwellings; whereas in 1921 similar dwellings represented only 3.16 per cent. of the dwellings and 6.94 per cent. of the rooms in occupied private dwellings. **Metropolitan Area.**—In 1911 there were in the Metropolitan Area 1,226 occupied private dwellings with 8 rooms and upwards, containing in the aggregate 11,450 rooms, an average of 9.34 rooms per dwelling. These dwellings represented 5.80 per cent. of all occupied private dwellings in the area concerned, and 11.50 per cent. of all rooms in such dwellings. In 1921 the number of dwellings with 8 rooms and upwards was 1,021, or 3.43 per cent. of the total dwellings, and the number of rooms contained therein was 9,340, or 6.73 per cent. only of all rooms in occupied private dwellings in the Metropolitan Area. The average number of rooms per dwelling of 8 rooms and over had fallen to 9.15 in 1921.

SECTION 7.—MODE OF OCCUPANCY OF PRIVATE HOUSES, TENEMENTS, AND FLATS (Table 6).

1. General.—On the basis of those dwellings (92.19 per cent. of the total) for which definite information was given concerning the mode of occupancy, 63.05 per cent. of the private dwellings in Western Australia on the 4th April, 1921, were occupied by owners or prospective owners by rent purchase, and 36.95 per cent. were occupied by tenants. In 1911 owners and prospective owners occupied 60.95 per cent., and tenants occupied 39.05 per cent. The number of owner occupiers in Western Australia decreased during the intercensal period by 2,235, or 6.51 per cent.—from 34,335 to 32,100—while the number of occupiers who were in course of purchasing by instalments increased by 6,164, or 243 per cent.—from 2,534 to 8,698, and the number of tenants increased by 283, or 1.20 per cent.—from 23,623 to 23,906. By the varying degree of these increases, the composition of the occupants was very much changed during the decade under review. Thus, while the proportion of dwellings occupied by rent purchasers increased from 4.19 per cent. of the total to 13.44 per cent., the proportion occupied by owners declined from 56.76 per cent. to 49.61 per cent., and the percentage occupied by tenants fell from 39.05 per cent. to 36.95 per cent. The large increase in the number of dwellings occupied under the system of purchase by instalments is mainly due to the activities of the Workers' Homes Board and of the Commissioner for War Service Homes. The decrease of 2,235 in the number of owner occupiers was the net result of an increase of 2,951 in the Metropolitan Area and a decrease of 5,186 outside that area, the latter, no doubt, being due to the abandonment of primitive dwellings on the mining fields.

2. Different Divisions of the State.—The method of occupancy differs materially between the different divisions of the State. Occupancy by owners is more general in the Rural Districts, where it represents 65.35 per cent. of all occupied private dwellings, as against 35.77 per cent. in the Metropolitan Area, and 45.57 per cent. in the Urban Provincial Areas. There is, however, in most cases an essential difference between the economic status of the dwelling in urban districts and in rural districts, inasmuch as in urban districts the dwelling is most frequently a purely residential entity, whereas, in the agricultural rural districts the productive property of the land (to which the dwelling is an appurtenance) is more often the incentive to ownership. The proportion of purchasers by instalments, and of tenants, is greatest in the Metropolitan Area, and lowest in the Rural Areas. In the Metropolitan Area 20.66 per cent. are occupied by rent purchasers, and 43.57 per cent. by tenants. In the Rural Areas 6.86 per cent. are rent purchasers and 27.79 per cent. tenants; and in the Urban Provincial Districts the proportions are :—rent purchasers, 10.11 per cent.; and tenants, 44.32 per cent.

SECTION 8.—WEEKLY RENTAL VALUE OF PRIVATE HOUSES, TENEMENTS, AND FLATS OCCUPIED BY TENANTS (Table 7).

1. General.—In Table 7, relating to Rental Values, particulars are given for those dwellings only which are occupied by tenants, for although all occupiers were required to state the rental value of the dwellings occupied, it is considered that a closer index of actual rents will be obtained by restricting observation to those dwellings for which rent was actually paid. Table 7 has been supplemented by figures (already published in Bulletin No. 10) showing the average weekly rental per dwelling and per room—of dwellings of wood, and of brick and stone, containing 3 to 6 rooms inclusive. These further restricted averages furnish a closer indication of the average of predominant weekly rents, than do those ascertained from the full range of rented dwellings.

The following table gives the proportions which the several groups—arranged according to rentals—bore to all rented private dwellings in 1911 and 1921, in the Metropolitan and extra-Metropolitan Divisions, and for the State as a whole, and shows clearly the changes which have taken place in the composition of dwellings on a rental basis :—

Proportion Per Cent. of Total Number of Rented Private Dwellings.

WEEKLY RENTAL VALUE.	METROPOLITAN.		EXTRA-METROPOLITAN.		THE WHOLE STATE.	
	1911.	1921.	1911.	1921.	1911.	1921.
Under 10s.	33.67	8.59	58.41	49.05	45.76	27.60
10s. and less than 12s.	19.77	12.31	17.93	19.90	18.87	15.88
12s. „ 15s.	17.90	17.49	8.64	11.01	13.38	14.44
15s. „ 20s.	14.74	27.35	7.46	11.62	11.18	19.96
20s. „ 30s.	10.22	27.14	6.14	6.95	8.23	17.65
30s. „ 40s.	2.44	5.16	0.99	0.93	1.73	3.17
40s. and over	1.26	1.96	0.43	0.54	0.85	1.30
Total	100.00	100.00	100.00	100.00	100.00	100.00

2. The Whole State.—It was shown in the previous section that the private dwellings occupied by tenants represented, in 1921, 36.95 per cent., and in 1911 39.05 per cent. of all occupied private dwellings in Western Australia, for which the mode of occupancy was stated. The average weekly rental of the rented dwellings was 14s. 2d. in 1921, as compared with about 10s. 10d. in 1911. *Weekly Rental under 12s.*—From Table 7, it may be seen that, as compared with 1911, there were in 1921 fewer dwellings at each weekly rental value rising by increments of 1s. to the value of 11s. and under 12s. The aggregate number of dwellings with a weekly rental of less than 12s. was 9,576, or 43.48 per cent. of all rented private dwellings for which the weekly rental values were specified in 1921, as against 13,163, or 64.63 per cent., in 1911. Thus, while the total number of dwellings for which the rental was specified *increased* by 8.13 per cent., the number whose rental was under 12s. per week *decreased* by over 27 per cent. *Weekly Rental 12s. and under 15s.*—The number of dwellings in this group increased by 16.73 per cent.—from 2,725 in 1911 to 3,181 in 1921—and the proportion in relation to all rented private dwellings increased from 13.38 per cent. to 14.44 per cent. *Weekly Rental 15s. and under 30s.*—The number of dwellings for which a weekly rental of 15s. but less than 20s. was paid increased by 93.15 per cent., and represented 19.96 per cent. of the total in 1921, as against 11.18 per cent. in 1911. The dwellings bearing a rental of 20s. but less than 30s. increased by 132 per cent., and represented 17.65 per cent. of the total in 1921, as against 8.23 per cent. in 1911. *Weekly Rental £1 and over.*—The number of private dwellings for which £1 and upwards was paid per week increased by 121 per cent.—from 10.81 per cent. of the total in 1911 to 22.12 per cent. in 1921.

3. Metropolitan Area.—Of the 29,741 occupied private houses, tenements, and flats in the Metropolitan Area for which the mode of occupancy was stated at the Census of 1921, 12,606, or 43.57 per cent., were occupied by tenants, and of these the weekly rent was given for 11,673, or 92.60 per cent. On this basis the average weekly rent has risen from about 13s. in 1911 to 17s. 9d. in 1921—an increase of 36.54 per cent. The index numbers for the years 1911 and 1921, which were derived from the quarterly returns collected by the Labour and Industrial Branch of the Bureau of Census and Statistics, show an increase in the average rents of 30.24 per cent., which, assuming a common starting point of 13s. a week in 1911, would give a weekly rental in 1921 of 16s. 11d., as against the 17s. 9d. ascertained from the Census data. *Weekly Rental under 12s.*—The number of private dwellings in the Metropolitan Area bearing rentals under 12s. per week, according to the Census of 1921, represent 20.90 per cent. only of all rented

private dwellings, as against 53.44 per cent. in 1911, having declined in the interval by 56.20 per cent. A similar comparison confined to rentals of less than 10s. per week is even more striking. In this area the number of houses bearing rentals of less than 10s. per week declined by 71.44 per cent., and so represented only 8.59 per cent. of all rented private dwellings in 1921, as compared with 33.67 per cent. in 1911. *Weekly Rental 12s. to 15s.*—The number of private dwellings for which a weekly rental of 12s. but less than 15s. was paid increased by 9.49 per cent., and represented 17.49 per cent. of the total in 1921, as against 17.90 per cent. in 1911. *Weekly Rental 15s. to 30s.*—The number of private dwellings for which a weekly rental of from 15s. but less than 20s. was paid increased during the decade under review by 108 per cent., and the number for which a weekly rental of from 20s. to 30s. was paid increased by 197 per cent. *Weekly Rental £1 and over.*—The number of private dwellings for which £1 per week and upwards was paid increased during the decade by 176 per cent., so increasing their proportion to all rented private dwellings from 13.92 per cent. in 1911 to 34.26 per cent. in 1921. Of all private dwellings in the State bearing a rental of £1 and upwards 82.11 per cent. were in the Metropolitan Area in 1921.

SECTION 9.—INMATES—PRIVATE HOUSES, TENEMENTS, AND FLATS, CLASSIFIED ACCORDING TO THE NUMBER OF INMATES AT THE TIME OF THE CENSUS (Table 8).

1. *The Whole State.*—The following table gives, for the State of Western Australia as a whole, abridged results relating to the number of dwellings classified according to the number of inmates as ascertained at the Censuses of 1911 and 1921. Fuller details will be found in Table 8. The figures in the following table show that throughout the State the average number of inmates per dwelling increased from 3.68 to 4.11. This increase was the net result of a slight decrease in the Metropolitan Area from 4.45 to 4.43, accompanied by an increase from 3.33 to 3.87 in the extra-Metropolitan Area, which was due mainly to the elimination of a large number of small single-inmate dwellings from the mining fields, and is in harmony with the decrease in number of small dwellings referred to in Section 6, paragraph 2. *Dwellings with 1 Inmate.*—From this table it may be found that the number of single-inmate dwellings declined during the intercensal decade from 16,133, or 24.24 per cent., of all occupied private dwellings to 10,210, or 14.55 per cent. of the total. On the basis of inmates it is shown that whereas, in 1911, 6.58 of every 100 inmates (approximately 1 in 15) of private dwellings had a dwelling each to himself or herself, in 1921 the number of persons so situated was only 3.54 per 100 (approximately 1 in 28). *Dwellings with 2 but not more than 4 Inmates.*—The proportion of dwellings with 2 and not more than 4 inmates increased from 42.78 per cent. in 1911 to 45.88 per cent. in 1921, but the proportion of persons comprising such households declined from 34.18 per cent. to 33.70 per cent. of the total inmates of all private dwellings. The average number of inmates in this group of dwellings, by reason of the smaller proportion of 2-inmate dwellings, rose from 2.94 to 3.02. *Dwellings with 5 but not more than 7 Inmates.*—The proportion of all private dwellings which fall into this group has increased from 25.14 per cent. to 30.71 per cent. The inmates of these dwellings represented 43.20 per cent. in 1921 of all inmates of private dwellings as compared with 39.42 per cent. in 1911, the average number of inmates per dwelling for the group being identical (5.78) at both periods. *Dwellings with 8 or more Inmates.*—The number of private dwellings with 8 or more inmates increased by 19.11 per cent., from 5,222 in 1911 to 6,220 in 1921. In the earlier year they represented 7.84 per cent. of all private dwellings, and in the later year 8.86 per cent. During the intercensal period the average number of inmates for this group of dwellings declined from 9.31 persons per dwelling in 1911 to 9.08 per cent. in 1921, so that the proportion which these households bore to the total inmates of private dwellings fell from 19.82 per cent. to 19.56 per cent.

Inmates of Private Dwellings in Western Australia.

NUMBER OF INMATES PER DWELLING.	CENSUS OF 1921.					CENSUS OF 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.
1	10,210	14.55	10,210	3.54	1.00	16,133	24.24	16,133	6.58	1.00
2-4	32,203	45.88	97,232	33.70	3.02	28,469	42.78	83,796	34.18	2.94
5-7	21,552	30.71	124,636	43.20	5.78	16,729	25.14	96,637	39.42	5.78
8 and over ..	6,220	8.86	56,449	19.56	9.08	5,222	7.84	48,594	19.82	9.31
	70,185	100.00	288,527	100.00	4.11	66,553	100.00	245,160	100.00	3.68

Table 8 shows that the number of dwellings with 13 inmates and upwards was less in 1921 than in 1911. This decline in the number of large households and the decline in the number of private dwellings containing 8 rooms and over (Table 5) would appear to be related to the increase in the number of boarding-houses, etc., referred to in Section 3. There is in many cases a disinclination on the part of householders to define their establishments on the Census Schedule as boarding-houses. At the Census of 1921 particular care was taken to verify the statements of householders in this regard, and it was found necessary in many instances to transfer establishments from the category of "private house" to "boarding-house." As the average number of inmates for boarding-houses is above the average for private dwellings, it follows that the inclusion of a number of the former with private houses in 1911 would tend to raise the apparent average for private houses above the actual numbers.

2. Metropolitan Area.—The following table presents an analysis of the dwellings in the Metropolitan Area similar to that already given for the State of Western Australia as a whole. The results show that the average number of inmates per private dwelling in the Metropolitan Area has fallen slightly from 4.45 in 1911 to 4.43 in 1921. The average number of inmates per room in private dwellings in the Metropolitan Area was identical in both periods, viz., .95 persons per room. A more complete treatment of this subject will be possible when further detailed tabulation has been completed, which will show in relation to each other the number of private dwellings according to the number of rooms and the number of inmates. It has been ascertained, however, that if the rooms in all occupied dwellings—private and other—be taken in relation to the total population the total persons per room was less in the Metropolitan Area in 1921 than in 1911. In 1921 the average number of persons per room was 1.007, as compared with 1.034 in 1911. The proportion of the Metropolitan population living in private dwellings has fallen from 88.09 per cent. in 1911 to 85.15 per cent. in 1921. *Dwellings with 1 Inmate.*—Although the number of single-inmate dwellings has declined by 6 only—from 1,532 in 1911 to 1,526 in 1921—in relation to all private dwellings, they have fallen from 7.25 per cent. to 5.13 per cent. In 1921 the solitary inmates represented 1.16 per cent. of the inmates of private dwellings, as compared with 1.63 per cent. in 1911. *Dwellings with 2 but not more than 4 Inmates.*—The proportion of dwellings with 2 but not more than 4 inmates increased from 48.09 per cent. of all private dwellings in 1911 to 50.66 per cent. in 1921. The average number of inmates increased very slightly, from 3.08 to 3.09. The inmates of these dwellings represented 33.29 per cent. of the inmates of private dwellings in 1911, and 35.28 per cent. in 1921. *Dwellings with 5 but not more than 7 Inmates.*—The dwellings in this group represented 35.16 per cent. of the total in 1911 and 35.79 per cent. in 1921. The average number of inmates declined slightly, from 5.78 to 5.77, and the proportion of inmates comprising these households increased from 45.67 per cent. in 1911 to 46.60 per cent. in 1921. *Dwellings with 8 or more Inmates.*—The number of dwellings in the Metropolitan Area with 8 inmates and over represented 8.42 per cent. of all private dwellings in that Area in 1921, as against 9.50 per cent. in 1911, and the number of inmates concerned represented 16.96 per cent. in 1921, as compared with 19.41 per cent. in 1911, the average number of inmates per dwelling for the group having fallen from 9.10 to 8.94. The concluding remarks in paragraph 1 of this section apply to the Metropolitan Area also.

Inmates of Private Dwellings in Metropolitan Area.

NUMBER OF INMATES PER DWELLING.	CENSUS OF 1921.					CENSUS OF 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.
1	1,526	5.13	1,526	1.16	1.00	1,532	7.25	1,532	1.63	1.00
2-4	15,066	50.66	46,523	35.28	3.09	10,161	48.09	31,317	33.29	3.08
5-7	10,646	35.79	61,456	46.60	5.77	7,429	35.16	42,959	45.67	5.78
8 and over ..	2,503	8.42	22,374	16.96	8.94	2,007	9.50	18,262	19.41	9.10
	29,741	100.00	131,879	100.00	4.43	21,129	100.00	94,070	100.00	4.45

3. Different Divisions of the State.—In Table 8 results from the Census of 1921 are shown for Urban Provincial Districts and for Rural Districts, but as the extra-Metropolitan Area was not similarly divided in 1911, comparisons with the past cannot be made for these divisions separately. The following table, however, presents a comparison between the proportion which the principal groups bear to the total of all private dwellings in the three divisions of the State, and for the whole State, as on the 4th April, 1921 :—

INMATES PER DWELLING.	URBAN.		Rural.	The Whole State.
	Metropolitan.	Provincial.		
	%	%	%	%
1	5.13	11.21	24.28	14.55
2-4	50.66	47.00	41.11	45.88
5-7	35.79	33.36	25.22	30.71
8 and over ..	8.42	8.43	9.39	8.86
	100.00	100.00	100.00	100.00

The most striking feature of this comparison is the large proportion in the Rural Division of single-inmate dwellings and of dwellings with 8 or more inmates. Of every 100 inmates of private dwellings in the Metropolitan Area at the Census of 1921 1.16 were the sole occupants of the dwellings, whereas in the Rural Areas the solitary occupants represented 6.43 in every 100. Otherwise expressed the number of solitary occupants in the Metropolitan Area represented 1,526 persons, who occupied 5.13 per cent. of all private dwellings in that area; whereas in the Rural Areas the solitary occupants numbered 7,711, and occupied 24.28 per cent. of all the private dwellings. On the other hand, in the Rural Areas 9.39 per cent. of all private dwellings had 8 or more inmates, while in the Metropolitan Area 8.42 per cent. only of the private dwellings had as many as 8 inmates.

CENSUS RESULTS.

Note.—The figures contained herein are subject to revision on completion of the detailed tabulation.

1. State of Western Australia, 4th April, 1921.—Summary of Results relating to POPULATION and DWELLINGS.

(Exclusive of full-blood Aborigines and Dwellings occupied solely by them.)

Particulars.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911–1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Area in square miles	136.82	53.08	975,730	975,920	975,920	..
Population—						
Males	75,088	21,291	76,698	(a)177,278	(a)161,565	15,713
Females	79,785	21,280	53,400	(a)155,454	(a)120,549	34,905
Persons	154,873	42,571	130,098	(a)332,732	(a)282,114	50,618
Per square mile	1,131.95	802.02	0.13	0.34	0.29	0.05
Dwellings—						
Occupied	31,441	9,215	32,894	73,550	68,775	4,775
Unoccupied	970	520	1,784	3,274	(b)3,158	(b)116
Being built	199	32	58	289	(b)74	(b)215
Total	32,610	9,767	34,736	77,113	72,007	5,106
Per square mile	238.34	184.01	0.04	0.08	0.07	0.01
Occupied Dwellings—						
Private Houses, Tenements, and Flats ..	29,741	8,681	31,763	70,185	66,553	3,632
Other than private	1,700	534	1,131	3,365	2,222	1,143
Total Occupied Dwellings	31,441	9,215	32,894	73,550	68,775	4,775
Per square mile	229.80	173.61	0.03	0.08	0.07	0.01
Occupied Private Dwellings—						
Average Weekly Rental Value of all Private Dwellings	18s. 9d.	13s. 1d.	9s. 6d.	13s. 10d.	10s. 7d.	3s. 3d.
Average Weekly Rental Value of Private Dwellings Occupied by Tenants ..	17s. 9d.	13s. 0d.	8s. 6d.	14s. 2d.	(c)10s. 10d.	3s. 4d.
Rooms per Occupied Private Dwelling ..	4.67	4.51	3.71	4.22	3.67	0.55
Inmates per Occupied Private Dwelling ..	4.43	4.24	3.77	4.11	3.68	0.43
Inmates per Room in Occupied Private Dwelling	0.95	0.94	1.02	0.97	1.00	— 0.03

* Minus sign (—) indicates a decrease.

(a) Includes Migratory Population (persons on board ships, trains, etc.), which is not included in any subdivision of the State.

(b) Incomplete owing to defective collection in certain cases.

(c) Estimated on the basis of all private dwellings.

2. State of Western Australia, 4th April, 1921.—NATURE of Occupied Dwellings.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Nature of Occupied Dwelling.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				

NUMBER OF OCCUPIED DWELLINGS.

Private House	29,198	8,473	31,327	68,998	66,199	2,799
Tenement or Flat	543	208	436	1,187	354	833
Caretaker's Quarters in Store, Office, etc. ..	90	20	40	150	31	119
Hotel	143	151	351	645	732	— 87
Boarding-house, Lodging-house, Coffee Palace ..	1,245	248	338	1,831	1,041	790
Educational Institution	37	13	40	90	41	49
Religious Institution (non-educational) ..	5	1	8	14	22	— 8
Hospital	60	40	76	176	144	32
Charitable Institution (other than Hospital) ..	15	3	18	36	36	..
Penal Establishment	4	7	4	15	29	— 14
Military or Naval Establishment	11	4	..	15	5	10
Police Barracks	1	1	1	3	3	..
Police Station or Quarters	26	22	55	103	98	5
Fire Station	13	9	8	30	22	8
Others and Unspecified	50	15	192	257	18	239
Total Occupied Dwellings	31,441	9,215	32,894	73,550	68,775	4,775
" " per square mile	229.80	173.61	0.03	0.08	0.07	0.01
Wagon and Camp	10	14	514	538	1,544	— 1,006

* Minus sign (—) indicates a decrease.

3. State of Western Australia, 4th April, 1921.—**MATERIAL OF OUTER WALLS** of Occupied Private Houses, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Material of Outer Walls.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Stone	1,867	424	1,736	4,027	4,063	— 36
Brick	16,253	1,923	2,340	20,516	14,854	5,662
Concrete	43	17	88	148	84	64
Iron	779	1,945	6,177	8,901	10,109	— 1,208
Wood	10,567	4,202	14,128	28,897	20,611	8,286
Sun-dried Bricks	23	44	1,611	1,678	1,530	148
Pisé	2	1	77	80	17	63
Lath and Plaster	69	7	41	117	86	31
Wattle and Dab	..	4	65	69	58	11
Fibro-cement	31	2	104	137	..	137
Bark	..	..	31	31	52	— 21
Bushes, Rushes, etc.	..	..	108	108	390	— 282
Calico, Canvas, Hessian, etc.	66	81	4,927	5,074	14,216	— 9,142
Ruberoid and other Compositions	3	1	57	61	56	5
Other Materials	4	1	32	37	..	37
Unspecified	34	29	241	304	427	— 123
Total	29,741	8,681	31,763	70,185	66,553	3,632

* Minus sign (—) indicates a decrease.

4. State of Western Australia, 4th April, 1921.—**MATERIAL OF ROOF** of Occupied Private Houses, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Material of Roof.	4th April, 1921.			
	URBAN.		Rural.	Whole State.
	Metropolitan.	Provincial.		
Slate	55	1	17	73
Tiles	1,674	23	76	1,773
Concrete	5	..	5	10
Iron	27,650	8,482	27,114	63,246
Wood	229	108	613	950
Thatch	4	4	58	66
Fibro-cement	10	..	8	18
Bark	..	..	62	62
Bushes, Rushes, etc.	..	1	87	88
Calico, Canvas, Hessian, etc.	40	21	3,316	3,377
Ruberoid and other Compositions	9	5	154	168
Other Materials	8	3	25	36
Unspecified	57	33	228	318
Total	29,741	8,681	31,763	70,185

NOTE.—Similar information is not available from the Census of 1911.

5. State of Western Australia, 4th April, 1921.—NUMBER OF ROOMS in Occupied Private Houses, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Number of Rooms per Dwelling.*	4th April, 1921.				3rd April, 1911.	Increase† during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				

NUMBER OF OCCUPIED PRIVATE DWELLINGS.											
1	..	..	..	..	359	303	5,464	6,126	13,893	—	7,767
2	..	..	..	..	915	320	2,942	4,177	6,418	—	2,241
3	..	..	..	..	3,189	759	4,102	8,050	8,316	—	266
4	..	..	..	..	10,277	3,258	9,319	22,854	17,656		5,198
5	..	..	..	..	8,542	2,346	4,990	15,878	9,680		6,198
6	..	..	..	..	3,957	1,089	2,349	7,395	5,620		1,775
7	..	..	..	..	1,445	323	852	2,620	2,215		405
8	..	..	..	..	540	118	423	1,081	1,149	—	68
9	..	..	..	..	226	61	181	468	536	—	68
10	..	..	..	..	114	36	147	297	336	—	39
11	..	..	..	..	52	8	63	123	124	—	1
12	..	..	..	..	33	7	48	88	129	—	41
13	..	..	..	..	11	5	11	27	56	—	29
14	..	..	..	..	17	1	26	44	46	—	2
15	..	..	..	..	9	2	13	24	19		5
16	..	..	..	..	5	..	5	10	23	—	13
17	..	..	..	..	3	..	3	6	13	—	7
18	..	..	..	..	2	2	2	6	7	—	1
19	..	..	..	..	..	..	3	3	3		..
20 and upwards	..	..	..	..	8	1	6	15	23	—	8
Unspecified	..	..	..	..	37	42	814	893	291		602
Total	..	..	..	..	29,741	8,681	31,763	70,185	66,553		3,632
Average Number of Rooms per Dwelling	..				4.67	4.51	3.71	4.22	3.67		0.55

* Includes kitchen, but not bathroom, pantry, or store, unless used as a sleeping room.

† Minus sign (—) indicates a decrease.

6. State of Western Australia, 4th April, 1921.—MODE OF OCCUPANCY of Private Houses, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Occupied by—	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911–1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
NUMBER OF OCCUPIED PRIVATE DWELLINGS.						
Owner	10,351	3,749	18,000	32,100	34,335	— 2,235
Purchaser by Instalments	5,977	832	1,889	8,698	2,534	6,164
Tenant	12,606	3,646	7,654	23,906	23,623	283
Other and Unspecified	807	454	4,220	5,481	6,061	— 580
Total	29,741	8,681	31,763	70,185	66,553	3,632

* Minus sign (—) indicates a decrease.

7. State of Western Australia, 4th April, 1921.—WEEKLY RENTAL VALUE of Private Houses, Tenements, and Flats Occupied by Tenants.
(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Weekly Rental Value.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
NUMBER OF PRIVATE DWELLINGS OCCUPIED BY TENANTS.						
Under 5s.	77	125	1,975	2,177	2,912	— 735
5s. and under 6s.	143	172	986	1,301	1,983	— 682
6s. " " 7s.	142	99	294	535	1,040	— 505
7s. " " 8s.	237	195	573	1,005	1,419	— 414
8s. " " 9s.	254	177	272	703	1,320	— 617
9s. " " 10s.	149	111	98	358	645	— 287
10s. " " 11s.	1,006	637	1,099	2,742	3,072	— 330
11s. " " 12s.	431	202	122	755	772	— 17
12s. " " 13s.	1,077	441	367	1,885	1,707	178
13s. " " 14s.	467	135	49	651	506	145
14s. " " 15s.	498	104	43	645	512	133
15s. " " 20s.	3,193	657	546	4,396	2,277	2,119
20s. " " 30s.	3,168	380	339	3,887	1,676	2,211
30s. " " 40s.	602	46	50	698	352	346
40s. " " 50s.	124	13	20	157	96	61
50s. " " 60s.	51	6	7	64	31	33
60s. " " 70s.	29	3	4	36	29	7
70s. " " 80s.	8	1	..	9	7	2
80s. " " 90s.	7	1	1	9	8	1
90s. " " 100s.	..	..	..	..	1	— 1
100s. and over	10	..	..	10	2	8
Unspecified	933	141	809	1,883	3,256	— 1,373
Total	12,606	3,646	7,654	23,906	23,623	283
Average Weekly Rental Value	17s. 9d.	13s.	8s. 6d.	14s. 2d.	‡10s. 10d.	3s. 4d.
Supplementary.†						
Average weekly rental value of dwellings containing 3 to 6 rooms (inclusive)—	s. d.	s. d.	s. d.	s. d.	Not available	
With walls of wood	13 3	12 2	8 5	11 2		
" " " " per room	3 2	2 9	2 0	2 8		
With walls of brick or stone	18 7	14 3	12 2	17 5		
" " " " per room	4 1	3 1	2 8	3 10		
With walls of wood, brick, or stone	17 0	13 2	9 3	14 8		
" " " " per room	3 10	2 11	2 2	3 4		

* Minus sign (—) indicates a decrease.
† These supplementary figures are repeated from Census Bulletin No. 10. ‡ Estimated on the basis of all private dwellings.

8. State of Western Australia, 4th April, 1921.—INMATES—Private Houses, Tenements, and Flats classified according to the Number of Inmates at the time of the Census.
(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Number of Inmates per Dwelling.						4th April, 1921.				3rd April, 1911.		Increase* during Ten Years, 1911-1921.
						URBAN.		Rural.	Whole State.	Whole State.		
						Metropolitan.	Provincial.					
NUMBER OF PRIVATE DWELLINGS.												
1	..	..	..	..	..	1,526	973	7,711	10,210	16,133	—	5,923
2	..	..	..	..	..	4,227	1,230	4,836	10,293	10,455	—	162
3	..	..	..	..	..	5,287	1,396	4,311	10,994	9,170		1,824
4	..	..	..	..	..	5,552	1,454	3,910	10,916	8,844		2,072
5	..	..	..	..	..	4,746	1,263	3,525	9,534	7,440		2,094
6	..	..	..	..	..	3,574	978	2,608	7,160	5,586		1,574
7	..	..	..	..	..	2,326	655	1,877	4,858	3,703		1,155
8	..	..	..	..	..	1,223	356	1,286	2,865	2,209		656
9	..	..	..	..	..	670	199	791	1,660	1,376		284
10	..	..	..	..	..	347	85	435	867	779		88
11	..	..	..	..	..	148	47	218	413	366		47
12	..	..	..	..	..	69	21	120	210	202		8
13	..	..	..	..	..	26	12	60	98	116	—	18
14	..	..	..	..	..	12	5	45	62	82	—	20
15	..	..	..	..	..	3	3	15	21	31	—	10
16	..	..	..	..	..	3	3	8	14	22	—	8
17	..	..	..	..	..	1	1	5	7	13	—	6
18	..	..	..	..	..	1	..	..	1	6	—	5
19	..	..	..	..	..	..	..	2	2	6	—	4
20 and over	..	..	..	..	..	..	..	..	..	14	—	14
Total						29,741	8,681	31,763	70,185	66,553		3,632
Average Number of Inmates						4.43	4.24	3.77	4.11	3.68		0.43

* Minus sign (—) indicates a decrease.